31025-8

Box 14

Bill Garrett Davidson County
Batch# 123943 DEEDWARR
08/02/2018 09:33:13 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20180802-0075613

WARRANTY DEED

MOJAVERIAN-H18222

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 .

Noah Cook
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF July, 2018.

Katherine Goodson
(Affix Seal) Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alexander A. Mojaverian and Jennifer L. Hall	Bank of England, a corp.	070.01-0-005.00
3921 Pheasant Drive	PO Box 3490	
Nashville, TN 37218	Little Rock, AR 72203-3490	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHAROLETTE R. DANSBY, a single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alexander A. Mojaverian, a single person, and Jennifer L. Hall, a single person, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Treppard Heights, Section 6, as of record in Book 2900, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charolette R. Dansby by Deed from Bank of New York as Trustee for the Certificate holders of CWABS Inc. Asset Backed Certificates Series 2005-4 recorded 05/02/2008 in Inst # 200805020045170 and Deed corrected by Scrivener's Affidavit of record in inst. #200805290054587, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3921 Pheasant Drive, Nashville, Tennessee 37218 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2018 :

Charolette R. Dansby

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CHAROLETTE R. DANBSY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 31st day of July, 2018.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019